

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, June 4, 2012, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips  
Alderman John Clark  
Alderman Valerie Joh  
Alderman Mike McIntire

Vice-Mayor Tom C. Parham  
Alderman Tom Segelhorst  
Alderman Jantry Shupe  
(arrived at 5:30 p.m.)

City Administration

John G. Campbell, City Manager  
Joseph E. May, Assistant City Attorney  
James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **WORK SESSION TICKLER.** Mayor Phillips asked when the Netherland Inn Round-about would be closed. Public Works Director Ryan McReynolds replied it was anticipated to be closed by mid-June at the earliest.
4. **LAZY RIVER PRESENTATION.** Assistant to the City Manager Chris McCartt gave details on this item, including technical information comprised of photos and a sketch. He noted the many benefits this component would attribute to the aquatic center, such as increased capacity and diversity for the entire family. Mr. Andy King, Chair of the Visitor's Enhancement Program discussed the funding, noting the lazy river would make the park more successful. Mr. McCartt and Mr. King answered questions from the Board. Mayor Phillips pointed out that the Board would not be putting any money into this aspect of the project, but did note that Eastman Credit Union donated \$300,000. Mr. Olan Jones, CEO, stated it was a unanimous decision by the Eastman Credit Union Board. Discussion ensued. NOTE: Agenda Items VI.B.8 and VI.D.12 were discussed at this time as well.
5. **REGIONAL BICYCLE AND PEDESTRIAN PLAN PRESENTATION.** Mr. Chris Campbell, Metropolitan Planning Organization, presented this item, discussion the many community and individual benefits this plan would provide, including an increased quality of life. The plan would be city-wide with connections to the greenbelt. Vice-Mayor Parham suggested putting bike racks throughout the city to encourage use. Alderman McIntire pointed out the need for future funding. City Manager Campbell stated this will be incorporated into the overall regional plan and Assistant Public Works Director Michael Thompson noted there was no action being requested from the Board at this time.  
(Note: Alderman Shupe arrived during this discussion.)
6. **REVIEW OF AGENDA ITEMS ON THE JUNE 5, 2012 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, June 4, 2012**

**VI.AA.1 Public Hearing and Consideration of an Ordinance to Adopt the FY12-13 Water Fund Budget** (AF: 166-2012). City Manager Campbell discussed the changes to the water and sewer budget, noting a slight increase in the rates for the minimum bill. Mr. Campbell responded to questions from the Board.

**VI.AA.2 Public Hearing and Consideration of an Ordinance to Adopt the FY12-13 Sewer Fund Budget** (AF: 167-2012). See Item VI.AA.1.

**VI.AA.3 Public Hearing and Consideration of an Ordinance to Adopt the FY12-13 Budget** (AF: 165-2012). City Manager Campbell provided details on this item, summarizing the highlights. He stated the city budget was increased by 1.8% while the school budget increased 2.2%. Vice-Mayor Parham pointed out that the paving projects should be communicated to the public. Assistant to the City Manager Chris McCartt also gave an update on Allendale.

**VI.B.3 Consideration of an Ordinance Establishing the FY13 Property Tax Rate for City of Kingsport Sullivan and City of Kingsport Hawkins County** (AF: 175-2012). City Manager Campbell noted the rates were the same as last year, being \$1.97 for Sullivan County and \$1.85 for Hawkins County.

**VI.B.7 Consideration of an Ordinance to Adopt the FY12-13 Urban Mass Transit Budget** (AF: 169-2012). Assistant to the City Manager Chris McCartt commented on the transit employees, noting that they represent the city well on a daily basis. Mr. McCartt also pointed out that a record was set in May with 14,000 riders. Alderman Joh pointed out that the parking lot at the Lynn Garden Community Center was pretty rough right where the transit bus comes by. City Manager Campbell stated the city would look at it.

**VI.B.8 Consideration of a Budget Ordinance to Amend Project GP1019 (Aquatic Center) in the Amount of \$1,300,000** (AF: 178-2012). See Item 4 on the Work Session Agenda.

**VI.D.1 Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary and Proper for the Purchase of 2208 Overlook Road for the Kingsport City School System** (AF: 151-2012). City Manager Campbell provided details on this item, noting this potential purchase of property was in line with other purchases in this area for the schools and purchased out of their surplus fund. Mr. Campbell further stated this acre of land was being offered at a very good price.

**VI.D.3 Consideration of a Resolution Approving an Agreement of the Owners of the Tri-Cities Regional Airport Regarding Annexation of the Airport Property** (AF: 138-2012). City Manager Campbell explained this was an agreement between all of the owners of the airport that they will not annex the airport in the future, noting that Johnson City has already passed it.

**VI.D.4 Consideration of a Resolution Awarding the Bid for the Purchase of One (1) Diesel Powered Compact Track Excavator to West Hills Tractor, Inc.** (AF: 153-2012).

**Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, June 4, 2012**

City Manager Campbell provided details on this item, noting there was good competition with the bids.

**VI.D.5 Consideration of a Resolution Authorizing the Issuance of a Purchase Order for Various Kitchen Equipment Items for School Nutrition Services to Douglas Equipment, LLC (AF: 155-2012).** Jennifer Burleson with school nutrition services answered questions from the board regarding this item and the several other related items.

**VI.D.6 Consideration of a Resolution Authorizing the Execution of an Amendment to the Agreement with Tyson Prepared Foods, Inc. and Authorizing the Mayor to Sign All Applicable Documents (AF: 156-2012).** See Item VI.D.5.

**VI.D.7 Consideration of a Resolution Authorizing the Execution of an Amendment to the Agreement with Otis Spunkmeyer and Authorizing the Mayor to Sign All Applicable Documents (AF: 157-2012).** See Item VI.D.5.

**VI.D.8 Consideration of a Resolution Authorizing the Execution of an Amendment to the Agreement with Flav-O-Rich Dairies and Authorizing the Mayor to Sign All Applicable Documents (AF: 158-2012).** See Item VI.D.5.

**VI.D.9 Consideration of a Resolution Authorizing the Mayor to Execute a Contract Between the City of Kingsport and the Tennessee Department of Transportation for Maintenance Activities Performed on Designated State Highways and for Mowing and Litter on J.B Dennis (AF: 161-2012).** City Manager Campbell gave information on this item, pointing out the reason the amount of benefits appeared low was due to the use of temporary and part-time employees. Public Works Director Ryan McReynolds provided further details, noting the state dictates what is paid.

**VI.D.10 Consideration of a Resolution Authorizing the Execution of an Amendment to the Agreement with Simply Fresh Produce Company and Authorizing the Mayor to Sign All Applicable Documents (AF: 159-2012).** See Item VI.D.5.

**VI.D.12 Consideration of a Resolution Authorizing the Mayor to Execute an Amendment to the Guaranteed Maximum Price Manual for the Kingsport Aquatic Center for the Construction of a Lazy River (AF: 177-2012).** See Item 4 on the Work Session Agenda.

**VI.D.13 Consideration of a Resolution Authorizing the Mayor to Execute an Amendment and All Other Documents Necessary and Proper to Amend the Guaranteed Maximum Price Manual for the Kingsport Aquatic Center for Certain Utility Infrastructure Necessary for Construction (AF: 152-2012).** Assistant to the City Manager Chris McCartt provided information on this item, noting the extensive process to supply power to the construction site fell outside of the original guaranteed price and therefore needs the approval of the board in order to move forward.


**BOARD COMMENT.** Vice-Mayor Parham pointed out today was the Mayor's wedding anniversary. Alderman Joh asked School Superintendent Ailshie about the lottery for the STEM school. Dr. Ailshie stated more than 500 applications had been received and the

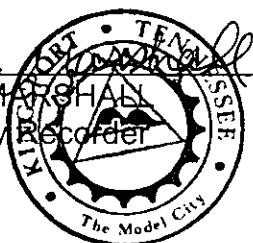
**Minutes of the Regular Work Session of the Board of Mayor and Aldermen of  
Kingsport, Tennessee, Monday, June 4, 2012**


lottery was scheduled for Wednesday. Alderman Segelhorst provided demographics regarding the applicants, noting that more city students applied than county students, although the male to female ratio was fairly even.

**PUBLIC COMMENT.** None.

**7. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:25 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor